

027.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,061,600 / 1,061,600

APPRAISED: 1,061,600 / 1,061,600

USE VALUE: 1,061,600 / 1,061,600

ASSESSED: 1,061,600 / 1,061,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLUCAS LAURENCE M/ETAL
Owner 2:	MCLUCAS EILEEN O
Owner 3:	

Street 1: 68 GRAFTON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Stucco Exterior and 3293 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 14 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4950.000		602,200		4,600		454,800		1,061,600							
Total Card							0.114		602,200		4,600		454,800		1,061,600		Entered Lot Size					
Total Parcel							0.114		602,200		4,600		454,800		1,061,600		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		027.0-0001-0014.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	104	FV	602,200	4,600	4,950.	454,800	1,061,600	1,061,600	Year End Roll	12/18/2019				
2019	104	FV	448,800	4,600	4,950.	483,200	936,600	936,600	Year End Roll	1/3/2019				
2018	104	FV	440,400	4,600	4,950.	352,500	797,500	797,500	Year End Roll	12/20/2017				
2017	104	FV	412,700	4,600	4,950.	307,000	724,300	724,300	Year End Roll	1/3/2017				
2016	104	FV	412,700	4,600	4,950.	261,500	678,800	678,800	Year End	1/4/2016				
2015	104	FV	367,300	4,600	4,950.	255,800	627,700	627,700	Year End Roll	12/11/2014				
2014	104	FV	367,300	4,600	4,950.	210,300	582,200	582,200	Year End Roll	12/16/2013				
2013	104	FV	382,300	4,600	4,950.	200,100	587,000	587,000		12/13/2012				

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**Patriot Properties Inc.**

!2224!

PRINT

Date

Time

12/10/20 17:41:14

LAST REV

Date

Time

01/25/18 10:20:16

apro

2224

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O'CALLAGHAN FRA	24651-84		6/27/1994		250,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2017	669	Inter Fi	72,500	O				kitch&bath +window
5/2/1999	245	Addition	5,000					SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2017	Inspected	BS	Barbara S
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	336	PATRIOT
10/4/1999	Meas/Inspect	267	PATRIOT
8/14/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

